

041.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

940,200 / 940,200

USE VALUE:

940,200 / 940,200

ASSESSED:

940,200 / 940,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15		CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COPITHORNE WILLIAM F & ELAINE
Owner 2:	
Owner 3:	

Street 1: 15 CORNELL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COPITHORNE WILLIAM F/ELAINE A -

Owner 2: TRS/DUMASS TRUST -

Street 1: 38 WOODBURY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

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EXTERIOR INFORMATION

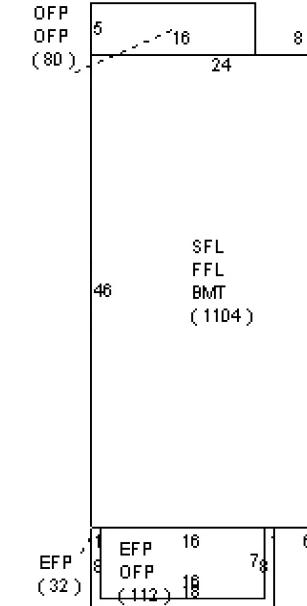
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 4
	Baths: 1	HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj \$ / SQ:	189.391
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609552
Depreciation:	113377
Depreciated Total:	496176

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	189.39	
Special Features:	0	Val/Su Net:	133.10	
Final Total:	496200	Val/Su SzAd:	224.73	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2018	0.00	T	1	104					

More: N Total Yard Items: [] Total Special Features: [] Total: []

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,104	56.820	62,726						
FFL	First Floor	1,104	189.390	209,088						
SFL	Second Floor	1,104	189.390	209,088						
OPP	Open Porch	272	22.340	6,075						
EFP	Enclos Porch	144	45.660	6,575						
Net Sketched Area:				493,552						
Size Ad	2208	Gross Are	3728	FinArea	2208					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc